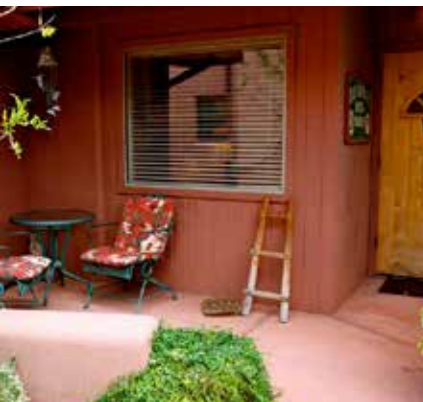


# The Suites at Sedona



INVESTMENT OPPORTUNITY FOR SALE > 2900 HOPI DRIVE, SEDONA, AZ



6-GUEST ROOM BED & BREAKFAST | SALE PRICE: \$1,650,000



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# Executive Summary

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire The Suites at Sedona. Built in 1985, the property is located at 2900 Hopi Drive, Sedona, AZ and is a 6-guest room bed & breakfast. The total building square footage is  $\pm 4,891^*$  and is located on approximately 13,229 square feet of land.

The Suites at Sedona are beautifully constructed buildings, with each room uniquely decorated in southwestern design. Located near Thunder Mountain and Chimney Rock, The Suites at Sedona is the perfect place to relax, unwind, and explore. Near local attractions such as the Grand Canyon and the ski lifts of Snowbowl, The Suites at Sedona is also close to hiking trails, wineries, art galleries and award-winning golf courses. Unique tourist attractions such as Devil's Bridge, Bell Rock, Slide Rock State Park, Chapel of the Holy Cross, Out-of-Africa, and Amitabha Stupa have visitors and nature enthusiasts repeatedly coming back for more. Sedona's acclaimed reputation is one of the world's most magically fascinating places to visit.

\*Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information.



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- A photograph of a rustic interior. In the foreground, a large, dark brown leather sofa is adorned with several patterned cushions, including one with a red and white checkered design. A large, round, dark brown ceramic vase with a circular motif sits on a light-colored wooden coffee table in front of the sofa. The background wall is decorated with shelves holding various items: a large, dark, textured panel with circular and triangular motifs, a shelf with books and a small figurine, and another shelf with a vase and a small plant. The overall atmosphere is warm and eclectic.

## A large, modern fireplace with a glass front, displaying a realistic log fire. The fireplace is situated in a room with a bathtub and a window with blinds visible in the background.

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# 2900 Hopi Drive Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the The Suites at Sedona located at 2900 Hopi Drive, Sedona, AZ 86336 (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner. The procuring broker fee must be paid the fee by the buyer.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

**ACCEPTED AND AGREED TO THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, 2017.

## PROSPECTIVE PURCHASER

Print Purchaser Name \_\_\_\_\_

Signature \_\_\_\_\_  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
City State Zip  
Date \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## CO-BROKER

Print Co-Broker Name \_\_\_\_\_

Signature \_\_\_\_\_  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
City State Zip  
Date \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

\*Please return via email to Kim Soulé at [kim.soule@colliers.com](mailto:kim.soule@colliers.com), Mike Montoya at [mike.montoya@colliers.com](mailto:mike.montoya@colliers.com)  
or return via Fax to +1 602 222 5001